



December 21, 2023

EDITOR’S NOTE

The PIH Alert will be on hiatus for the holidays and will resume after the New Year on January 2, 2024. We wish you all the happiest of holidays!

HCV PROGRAM NEWS

PIH Updates Two-Year Projection Tool and Tool of Tools

On the [Tools](#) page on the Housing Choice Vouchers ([HCV](#)) website, HUD’s Office of Public and Indian Housing ([PIH](#)) has posted updated versions of the two-year projection tool ([TYT](#)) and the Tool of Tools ([ToT](#)) for the HCV program. Both tools are current as of December 20, 2023. For further details, visit the [Tools](#) page.

PH PROGRAM NEWS

PIH Posts FY 2024 RRI Approvals

On the [2024 operating fund grant processing webpage](#), HUD’s Office of Public and Indian Housing ([PIH](#)) posted a document title “Rate Reduction Incentive (RRI) - Approved Eligibility for Funding Year 2024.” The 18-page spreadsheet, which is available as a PDF file, shows the total RRI eligibility for FY 2024. You can access the document [here](#).

The RRI is a financial incentive for PHAs that pursue special and significant efforts beyond what is required by statute and/or regulation to reduce their utility rate. Eligible PHAs can retain 50 to 100 percent of savings. Click [here](#) for the latest guidance on the use and eligibility of the RRI.

GENERAL NEWS

HUD Charges Hawaii Housing Providers with Disability Discrimination

In a [press release](#) yesterday, the Department of Housing and Urban Development ([HUD](#)) announced that it is charging individuals and entities associated with a Hawaii condominium complex with discriminating against a resident because of disability.

HUD’s [charge](#) alleges that the condominium association and its employees, the property’s management company and its employees, and the condominium unit’s owners and their real estate agent prevented the resident from using a temporary ramp to safely access his unit, from accessing a parking space that would allow him to load and unload his wheelchair, and from replacing a toilet at the resident own expense to allow him full use of his unit. Because they failed to do so, the resident was often unable to access or use his unit and forced to sleep in his vehicle. Eventually, their actions resulted in the resident decision to revoke his offer to purchase the unit and move out of the unit, which he was renting while the sale was in escrow.

A United States administrative law judge will hear HUD’s charge unless any party elects to have the case heard in a federal district court. If the administrative law judge finds after a hearing that discrimination has occurred, the judge may award damages to the resident for his losses caused by the discrimination. The judge may also order injunctive relief and other equitable relief to deter further discrimination as well as payment of attorney fees. In addition, the judge may impose civil penalties to vindicate the public interest. If the case is heard in a federal court, the judge may also award punitive damages to the resident.

The [Fair Housing Act](#) prohibits discrimination because of disability, including refusing to allow reasonable accommodations or modifications that would otherwise permit homeowners with disabilities an equal opportunity to use and enjoy their housing.



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